

## SENGEKONTACKET COMMUNITY CORPORATION

### GOVERNANCE

The Sengekontacket Community Corporation (SCC) is responsible for managing the community property and for carrying out the Master Declaration of Covenants, Conditions, and Restrictions ("Sengekontacket Restrictions"), which constitute restrictions of all deeds of ownership and govern all private and community property within Sengekontacket. All property owners in the Sengekontacket Community are members of the SCC. Owners of condominiums units are members of the SCC and also the Condominium Association. The annual meeting of SCC is held on the second Saturday of July at the Clubhouse for the purpose of electing directors and officers of the Corporation and conducting other business of members. Meetings of the Board of Directors are ordinarily held after the annual meeting in July and on the first Saturday in April, May, June, September, and November. Members are welcome to attend board meetings. Minutes of board meetings are mailed to each member. Please read the minutes to stay abreast of important information, news, and activities.

SCC membership dues and fees pay for the maintenance and improvement of Sengekontacket common areas and facilities, including landscaping, trash collection, road repair, snow removal, signage, and repair and maintenance of the Clubhouse, dock, tennis courts, and greenbelt areas, as well as taxes and insurance. Dues are payable by July 1 of each year. The limited budget requires that late payments be assessed interest and penalties.

### PROPERTY IMPROVEMENTS

Owners of lots must post house numbers prominently on the property to comply with E911 requirements. Concrete lot bounds as laid out by a surveyor must be installed on the property before an owner sells the property or applies for approval of property improvements.

The SCC's architectural Committee is responsible for making rules to carry out the Sengekontacket Restrictions and for reviewing and approving improvements to an owner's property in the Community. A summary of the Architectural Committee's procedures is attached. Owners of condominium units may be subject to Condominium Association rules.

### PROPERTY RENTAL

Property in Sengekontacket Community is restricted to single-family use under town zoning laws. Unrelated families may not occupy the same property. Owners who wish to rent their property should include in the lease the attached green statement of "Sengekontacket Community Rules and Regulations - Summary for Guests," which summarizes the rules and regulations most relevant for lessees. Lessees of houses and condominium units have the rights as owners to use the common areas at the Salt Water Dock or hold private functions at the clubhouse. Lessees who wish to launch a boat at the Salt Water Dock or Fresh Water Pond must obtain a boat sticker.